

MAYOR AND COUNCIL STRATEGIC FOCUS AREA SUBCOMMITTEE
RIO NUEVO/DOWNTOWN, ARTS, CULTURE AND HISTORY
ADMINISTRATIVE ACTION REPORT AND SUMMARY
Thursday, October 25, 2007

Chair Trasoff called the meeting to order at 5:00 p.m. in the Mayor & Council Chambers of City Hall, 255 W. Alameda, 1st Floor, Tucson, Arizona.

COUNCIL MEMBERS PRESENT: Council Member Nina Trasoff, Subcommittee Chair, Ward 6
Council Member Jose Ibarra, Ward 1
Council Member Steve Leal, Ward 5

STAFF PRESENT: Greg Shelko, Downtown Development Director
Bill O'Malley, Downtown Development Construction Manager
Marty McCune, Historic Preservation Officer

AGENDA ITEM/MAYOR AND COUNCIL ACTION	STAFF ACTION
<p>1. Call to Order</p> <p>Chair Trasoff called the meeting to order at 5:00 p.m.</p>	
<p>5. Discuss Disposition of the ADOT-Controlled Property Located at 106 E. Council in the Warehouse Arts District</p> <p>Tenant Dwight Metzger of the Gloo Factory (a non-profit community-based arts center) presented his request. He noted that one of the goals for the Tucson Historic Warehouse Arts District Master Plan was to transfer the ADOT-owned warehouses to the current artist occupants and he is asking Mayor and Council to facilitate transferring the property to their organization. The group's intent is to bring it up to code and to continue operating it as a non-profit art's organization.</p> <p>Council Member Ibarra made a motion directing staff to facilitate the transfer of property located at 106 E. Council from ADOT to the Gloo Factory. Motion was seconded by Council Member Leal who emphasized the public purpose. This he pointed out is not just a non-profit transaction, but something larger in terms of satisfying the intentions of the Warehouse Arts District Master Plan, Tucson Pima Arts Council Cultural Plan and Tucson Regional Economic Opportunities Action Plan. Chair Trasoff added that staff should follow precedent to ensure that there are restrictions on the land and that it in perpetuity is to be used as an arts organization. Staff will return to the subcommittee with a draft plan.</p> <p>Motion passed unanimously (3 to 0).</p>	<p><u>DIRECTOR OF</u> <u>TRANSPORTATION</u> is responsible</p>

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<p>2. Call to the Audience</p> <p>Michael Toney spoke about the State Legislature, TIF, obligation bonds needing voter approval, the Landscape Advisory Committee and the downtown infrastructure study.</p>	
<p>4. Status of Hotel Development Proposal Process</p> <p>Mr. Shelko said that proposals were delivered last week following a community meeting that was held last month and the selection committee is reviewing the proposals. The goal is to get through the process as quickly as possible with a target recommendation date of mid-November. The decision is very difficult for the review committee because the hotel financing details are complex. Because the City is being asked to finance the hotel, the arena and convention center there's going to be some rigorous financial analyses to determine which deal is the best one overall for the City financially.</p> <p>Council Member Leal asked about LEED certification because he's been told by staff that things are okay and not to worry, but he wants to make sure it really happens. Mr. said it's a priority in the evaluation criteria and all of the teams have set a LEED standard as high as Silver.</p> <p>Chair Trasoff asked staff to return with an update prior going to the full Mayor & Council.</p>	<p><u>CITY MANAGER</u> is responsible.</p>
<p>5. Review Design Development Progress for Tucson Origins and Related West Side Infrastructure Projects</p> <p>Mr. Shelko introduced the project, which is taking place in an area that was a 50-60 acre landfill. Staff is working with the design team of Burns Wald-Hopkins to develop just one piece of the overall west side puzzle that includes Mercado District of Menlo Park, the 14 acres of future development and the other museums. Over \$300 million in capital investment will take place in the museum area alone.</p> <p>Mr. O'Malley provided an update on reconstruction of the Mission Complex, chapel and Carrillo House, as well as festival area and Native American area which is now appropriately being called S-cuk Son. A tremendous amount of archaeological artifacts were found over the</p>	

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summer. It was also revealed that the granary that was thought to have been there wasn't. They found a structure outside the east wall of the Mission and some smaller structures inside the Mission Gardens. It was also revealed that there was no sacristy on the chapel and the chapel was smaller and simpler than anticipated. Construction of the Mission and chapel are moving quickly. The landfill has been remediated and they are ready to start back filling. Also, although they are reconstructing historic buildings they will include the highest standards of sustainability. Currently, they are burying pipes in the ground for a ground loop heating/cooling system. Funding for the design of the cultural plaza, parking garage and origins center was approved and is progressing; however, construction money has not been allocated. They also are coordinating on the streetcar and museum sites.

Ms. McCune handed out a Map of Interpretive Topics and provided an update on the interpretive program. Six interpretative areas have been identified: Native American cultures and history; Spanish Colonial cultural & history; Post-Colonial cultures and history; Archaeology; Agriculture and Natural History. Night and Day Studios is conducting a collaborative effort with all west side partners to review the scripts that have been put together, the written material, and computer interactives. There will be multiple elements on the site such as interpretative ramadas, computer programs, ecology kits that can be provided to schools, books and an orientation film. Interpretive exhibits will be translated into three languages: English, Spanish and Tohono O'odham. Formal consultation with the tribes is being coordinated by Arizona State Museum and four concepts were developed:

2. Uncover some of the actual archaeology and find a way to protect it.
3. Mark on the ground where some of the features are located on a ground map.
4. Reconstruct dwellings from different architectural periods using a timeline, starting with early agricultural and ending with Pima structures.
5. Provide an opportunity for story telling and songs and transmit those across cultures and generations by including a place where the Elders can do this with their children and general public.

Ms. McCune noted that a Native American dwelling was uncovered outside the Mission walls which provides evidence the reason why the Mission was put up there was the Pima Village. The Arizona State Museum was granted \$65,000 by the Tohono O'odham Nation as part of their revenue sharing program.

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<p>Council Member Leal said for years the site was referred to as Barrio Sin Nombre and that story should be told too. Mr. O'Malley responded that they trying to capture as many of the stories as possible.</p> <p>A short film clip was shown that would be used as part of the interactive displays. It's meant tell some of the stories of the people that inhabited the site. Following the film Council Member Leal commented that he would like to see some footage from the San Pedro River and further south, because that's what the river in Tucson looked like and he hopes that everything is subtitled in all three languages. Mr. O'Malley mentioned that they will also have audio tours in many other languages: German, Chinese, etc.</p>	
<p>2. Call to the Audience (Continued)</p> <p>John Buck expressed his opinion about the hotel proposals and selection process. He encourages Mayor & Council to consider the hotel aesthetics and said he favors Humberto Lopez's proposal.</p>	
<p>2. Future Agenda Items</p> <p>The next meeting will be held on November 15, 2007.</p>	
<p>7. Adjournment</p> <p>Chair Trasoff adjourned the meeting at 5:50 p.m.</p>	